035.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	612,900 / 612,900
					USE VALUE:	612,900 / 612,900
					ASSESSED:	612,900 / 612,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		NORTH UNION ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COTONI PHILIP J/JULIE R	
Owner 2:		
Owner 3:		
Street 1:	59 N UNION ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	ZAVAGLIA FRANK J -
Owner 2:	ZAVAGLIA RUTH G -
Street 1:	59 N UNION ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,761 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1820, having primarily Vinyl Exterior and 1122 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	80	WORK OFF
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5761.000	232,600	900	379,400	612,900
Total Card	0.132	232,600	900	379,400	612,900
Total Parcel	0.132	232,600	900	379,400	612,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 546.26 | /Parcel: 546.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 24388

GIS Ref

GIS Ref

Insp Date 12/06/18

!2877!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 035.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	232,600	900	5,761.	379,400	612,900	612,900	Year End Roll	12/18/2019
2019	101	FV	210,300	900	5,761.	343,800	555,000	555,000	Year End Roll	1/3/2019
2018	101	FV	210,300	900	5,761.	326,100	537,300	537,300	Year End Roll	12/20/2017
2017	101	FV	210,300	900	5,761.	284,600	495,800	495,800	Year End Roll	1/3/2017
2016	101	FV	210,300	900	5,761.	243,100	454,300	454,300	Year End	1/4/2016
2015	101	FV	199,400	900	5,761.	225,300	425,600	425,600	Year End Roll	12/11/2014
2014	101	FV	199,400	900	5,761.	186,700	387,000	387,000	Year End Roll	12/16/2013
2013	101	FV	199,400	900	5,761.	177,800	378,100	378,100		12/13/2012

PRINT

Date	Time
12/10/20	18:13:07

LAST REV

Date	Time
12/02/20	11:02:24
jorourke	
2877	

USER DEFINED

Prior Id # 1:	24388
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZAVAGLIA FRANK	1288-40		7/27/2004	Family	155,000	No	No		
	686-1		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2018	228	Solar Pa	13,398	C				
7/6/2005	588	AbvGrd.	1,000			G7	GR FY07	
8/5/2004	696	Wood Dec	8,314			G6	GR FY06	NEW 14X10

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
2/17/2009	Meas/Inspect	189	PATRIOT
4/5/2005	Permit Visit	BR	B Rossignol
10/27/2004	MLS	MM	Mary M
4/24/2000	Inspected	276	PATRIOT
2/29/2000	Measured	197	PATRIOT
8/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5761		Sq. Ft.	Site		0	64.	1.03	3									379,411						379,400	

Total AC/HA: 0.13225 | Total SF/SM: 5761 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 379,411 | Spl Credit | Total: 379,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1820	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	84600
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	316077
Depreciation:	83444
Depreciated Total:	232632

COMMENTS

OF=SINK & TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

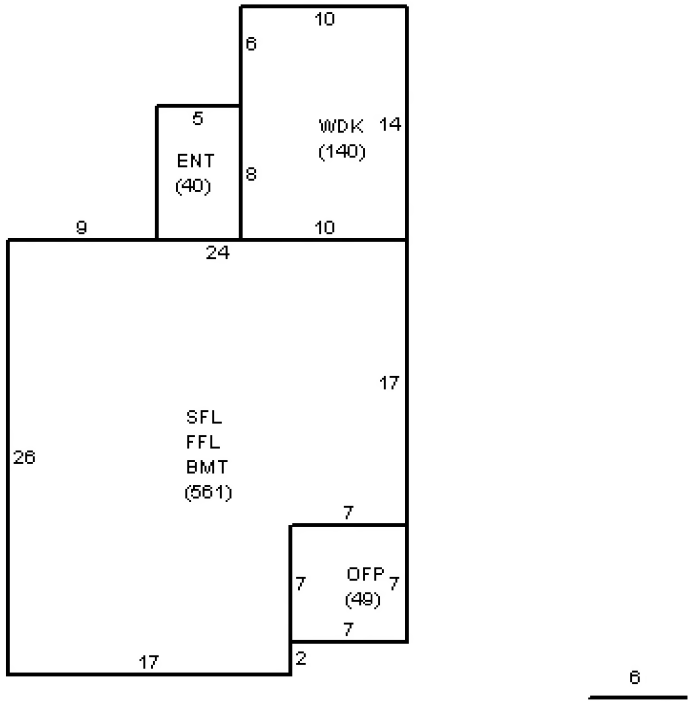
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	175.48
Special Features:	0	Val/Su Net:	121.65
Final Total:	232600	Val/Su SzAd	207.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	561	52.640	29,534
FFL	First Floor	561	175.480	98,446
SFL	Second Floor	561	175.480	98,446
WDK	Deck	140	13.140	1,840
OFP	Open Porch	49	44.000	2,156
ENT	ENTRY	40	26.400	1,056

	Net Sketched Area:	1,912	Total:	231,478	
Size Ad	1122	Gross Are	1912	FinArea	1122

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	P	PR	2005	0.00	T	17.9	101						
7	Pool A-C	D	Y	1	18	A	AV	2006	54.86	T	10.4	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900